

Woodstock Planning and Zoning Regulation Review Subcommittee

August 4th, 2016 Lower Level, Woodstock Town Hall

1. Call to Order was at 7:39 PM by Chair J. Gordon.
2. Roll Call: D. Durst, J. Gordon, D. Porter, F. Rich, D. Young. Town Planner/ZEO D. Fey.
3. Chair's report:

The Subcommittee Panel Discussion regarding concepts about Subdivisions and Open Space set-asides has been scheduled for September 22nd at 7:30 PM, in lieu of the Subcommittee meeting that day.

As per the Commission's previous decision, the process to correct the clerical and other basic tasks in the Subdivision Regulations, based on D. Fey's March 2015 document, is underway. Should any other clerical issues come to the attention of a Commissioner, then they should be relayed to Chair Gordon.

4. Discussion- Subdivision Regulations:

An August 3rd, 2016, memo by Chair Gordon reviewed the process and decisions to date regarding updating the Subdivision Regulations. All Commission members have received a copy.

D. Fey's document dated March 5th, 2015, is the substance of tonight's discussion. Chair Gordon selected four topics for resolution, some of which were based on ambiguities in the Subdivision text while others were based on dis-similarities between the 2013 revisions of the Zoning Regulations and the current Subdivision Regulations. The four items include:

- CURB CUT: The Subcommittee decided to retain the term "curb cut" but to also use the term "access point" since not all streets and roads in town have curbs. Each term is synonymous with reach other and will be noted as such.
- RIDGELINE: J. Gordon did a search of this term in the Zoning Regulations (only noted as being in the definitions section, and nowhere else) and the Subdivision Regulations (Chapter V, Section 3b and Chapter VI, Section 2b. The Subcommittee decided to remove the current wording of Chapter V, Section 3b and replace it with the wording as contained in Chapter VI, Section 2b, so as to have conformity in wording between these two sections since a prior Subcommittee decision was to remove the term "ridgelines" and insert the term "streetscapes" in Chapter VI, Section 2b.
- SLOPES: Subcommittee decided to have less restrictive use of slopes since there are many parcels of land in town, which have non-steep slopes that can be built upon, following building codes in place for construction of houses. This will take some pressure off use non-slope land and better allow fuller use of parcel of land. The Subcommittee decided to change the current definition of "steep slope" from greater than 25% of greater than 30%, and change to greater 30% wherever needed in the Zoning and Subdivision Regulations, except for keeping current slope restrictions in E&S Control, Stormwater Management, and Driveways sections of the Zoning and Subdivision Regulations. The Subcommittee decided to remove Subdivision Regulations Chapter V,

Section 4d. There was discussion about whether or not to provide a definition of “slope”. It is a commonly used surveying and legal term. J. Gordon noted that surveyors may have a professional definition they sue; D. Fey will query and report back to the Subcommittee. A simple definition is “rise over run”. Over what vertical and horizontal distances are “rise” and “run” measured? It was noted that on various maps as may be required for various types of land use applications, the scale of the map may dictate this information. The Subcommittee would like maps to highlight slopes greater than 30%.

- COMMON DRIVEWAYS: D. Fey noted that that feedback from landowners who have common driveways should be obtained to find out what is and what is not working about maintenance of common driveways. On more than one occasion, the Commission has accepted maintenance agreements in lieu of homeowners’ association. The Subcommittee decided to change Subdivision Regulations Chapter V, Section 4c 3c so as to allow an option for a common driveway maintenance agreement D, Fey will prepare a draft showing the proposed changes instead of requiring a waiver to use a common driveway maintenance agreement.

5. Citizen comments: None

6. Other:

D. Durst asked the status of the conversation earlier this year with Jim Larkin, NECCOG, regarding a set of GIS maps. Chair Gordon clarified that the Commission will determine in the future the need for the GIS maps.

Upon a question by D. Fey and discussion by D. Porter, the Subcommittee’s consensus was to schedule a meeting about the suitability of Common Driveways serving as many as five residences.

D. Young inquired about the concept of requiring all common driveways in subdivisions being built to town road standards, as sometimes the owners of property on such common driveways ask about the town assuming ownership, which cannot take place because of too great a discrepancy with town road standards, which would incur excess costs for the Town to bring up to regulations and codes. Additionally, it was noted that private road owners have in the past asked similar requests of the Town.

7. Agenda for next meeting: Panel Discussion (special Commission meeting) with outside land use professionals will be hosted by the Commission on September 22nd, 2016, at 7:30 PM in Town Hall. The Subcommittee decided not to hold a Subcommittee meeting on September 1st, 2016, due to the start of the Woodstock Fair the next day.
8. Adjournment: Motion F. Rich, seconded by D. Young, to adjourn. Motion passed unanimously. The meeting was adjourned at 8:49 PM

Submitted by PZC Chairman, J. Gordon